

**TOWN OF DAVIE
PLANNING AND ZONING DIVISION
PLANNING REPORT**

April 13, 1999

SITE PLAN: Hess Station No. 09055
SP 3-12-99

APPLICANT: **Petitioner:** Gee & Jenson, Inc.
Owner: Amerada Hess Corporation

ANALYSIS: **Land Use/Zoning:** Industrial / M-4 (County)
Location: Northeast corner of Davie Road and Nova Drive

The applicant requests approval of a 4,950 square foot convenience store with food service, fuel pump islands, associated parking, and landscaping.

The building will be a standard "Hess Express" prototype with white split-face masonry units, green and white vinyl accent bands, green/white/gray trim, and green metal seam roofing material. The canopy will have a white illuminated fascia with green accent bands.

Forty-two parking spaces are required and provided on-site.

The landscape plan provides for crape myrtle and cocoplum together with the existing Royal Palms along the Davie Road frontage. Live oak and pink tabebuia with cocoplum and ixora are placed within the parking areas and along the east perimeter. Red maple and pink tabebuia are provided within dry retention areas located on the north and south perimeter of the site. Adjacent to the building are double carpentaria palms with ixora.

One large wall sign and three small wall signs are provided on the building, in various colors, with canopy signage shown on the north, south, and west elevation of the canopy. A freestanding ground sign is proposed on the southwest corner of the site in green and white with a height of 15 feet and sign area of approximately 120 square feet. All signs meet County Code requirements.

The site plan is in conformance with Town Code requirements.

PLANNING AND ZONING DIVISION RECOMMENDATION: **APPROVAL** subject to the following conditions:

1. Approval of the photometric lighting plan by the Engineering Division prior to the issuance of a building permit.

2. Correcting sheet S-1 to be consistent with landscape plan (planter boxes and relocated royal palms).
3. Providing the canopy and tile banding all around the building.
4. Moving the freestanding sign to the north.

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **REAPPROVAL** of previously approved application (3-0, Ms. Cox and Mr. Engel absent, April 13, 1999).

EXISTING ZONING: M4

LAND USE DESIGNATION: Industrial

TOWN OF DAVIE USE ONLY

SITE PLAN NO. SP 3-12-99

FEE \$538.00

RECEIPT NO. _____

**TOWN OF DAVIE
SITE PLAN APPLICATION**

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)

Make Checks Payable to TOWN OF DAVIE

DATE FILED: 4/13/99

NON-RESIDENTIAL: ✓

RESIDENTIAL SITE PLAN: _____

FLOOR AREA: 3646 S.F.

NO. OF UNITS: _____

PETITIONER: ~~GEE AMERADA HESS CORP~~ GEE & JENSON, E-AP, INC

ADDRESS: ~~ONE HESS PLAZA, WOODBRIDGE, N.J.~~ 3300 UNIV. DR

PHONE: ~~(732) 750-6050~~ 954-752-4960

CORAL SP. 33065

RELATIONSHIP TO PROPERTY: _____

OWNER: AMERADA HESS CORP.

ADDRESS: ONE HESS PLAZA, WOODBRIDGE, N.J. 07095

PROJECT NAME/SUBDIVISION NAME: HESS SITE 09053

PROJECT ADDRESS: DAVIE RD AT NOVA DR. - NE. CORNER

LEGAL DESCRIPTION: SEE ATTACHED SHEET

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS 1 NUMBER OF PLATS 1 NUMBER OF SURVEYS 1

APPROVE AS TO FORM: at DATE: 4/13/99

DEVELOPMENT REVIEW COMMITTEE DATE: _____

SITE PLAN COMMITTEE MEETING DATE: 4/13/99

TOWN COUNCIL MEETING DATE: 4/21/99

Reinaldo Hernandez
[Signature]
OWNER'S NAME(S)

OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

P.O. Box 13126
ADDRESS

FT. LAUDERDALE, FL 33316
CITY, STATE, ZIP

(954) 558-0979
PHONE

The foregoing instrument was acknowledged before me this 13 day of April, 1999, by Reinaldo Hernandez who is personally known to me or who has produced [Signature]

driver's Lic. H655-730-62-214 as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]
Print: Joan A. Tuliszewski

My Commission Expires:

OFFICIAL NOTARY SEAL
JOAN A. TULISZEWSKI
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC591059
MY COMMISSION EXP. OCT. 23, 2000

PETER COLUSSY
AMERADD HESS CORP
PETITIONER'S NAME

[Signature]
PETITIONER'S SIGNATURE

3300 UNIVERSITY DR.
ONE HESS PLAZA
ADDRESS

CORAL SPRINGS, FL 33065
CITY, STATE, ZIP

954-752-4960
PHONE

The foregoing instrument was acknowledged before me this 13 day of April, 1999, by Peter J. Colussy who is personally known to me or who has produced FL

driver's Lic. C460-670-49-270-0 as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]
Print: Joan A. Tuliszewski

My Commission Expires:

OFFICIAL NOTARY SEAL
JOAN A. TULISZEWSKI
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC591059
MY COMMISSION EXP. OCT. 23, 2000

OFFICE USE ONLY

4/13/99 Site Plan Committee recommendation: Reapprove previously approved application. gxi